

# ***PLANNING COMMISSION***

***March 27, 2003 – 6:00 P.M.***

## ***CITY COUNCIL CHAMBERS***

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**

**February 27, 2003**

- E. OLD BUSINESS**
- F. NEW BUSINESS**

1. **Case #M 2003-07.** Corazon de Santa Fe Residential Condominium Development Plan. Design Collaborative Southwest, Inc., agent for Robert Roberson, requests Development Plan approval for approximately 97,871 square feet of building comprising of 67 two-story residential units and an underground parking garage of approximately 32,375 square feet. The property is currently developed as the El Seville Apartments at the northwest corner of Grant Avenue and Catron Street and is zoned BCD (Business Capitol District) within the Rosario Boulevard/NW Paseo de Peralta Townscape Sub-District and the Marcy Street Townscape Sub-District. The property is also located within the Downtown and Eastside Historic District and the Historic Downtown Archaeological District. (Ron Quarles) (Greg Smith)
2. **Case # ZA 2003-01.** Frank Building Rezoning. Robert Frank requests rezoning of approximately .200 acres located at the northeast corner of Agua Fria Street and Saint Francis Drive from the current zoning of RM-1 (Multi Family Residential 21 dwellings per acre) to C-4 (Limited Office and Retail District). The application includes a request for development plan approval for the construction of an office building of approximately 1,454 square feet with variances to driveway width, to allow parking in the front yard and to the required landscaping. The property is designated on the Future Land Use Diagram of the 1999 General Plan as “Office” and is located within the C-4 “Overlay Zone.” (Greg Smith).
3. **Case #M 2003-08.** The Hills at Santa Fe Estates Preliminary Development Plan. Clif Walbridge and Assoc., LLC, agent for Chapman Companies, requests Preliminary Development Plan approval to create a 35 lot subdivision on approximately 82.8 acres. The property is zoned PRC (Planned Residential Community) and is located west of Tano Road and north of U.S. 84/285 and described as Tracts 2B, 3B and 3C of the Santa Fe Estates Master Plan. The application includes variances to terrain management. (Ron Quarles)

4. **Case #S 2003-02.** The Hills at Santa Fe Estates Preliminary Plat. Clif Walbridge and Assoc., LLC, agent for Chapman Companies, requests Preliminary Plat approval to create a 35 lot subdivision on approximately 82.8 acres. The property is zoned PRC (Planned Residential Community) and is located west of Tano Road and north of U.S. 84/285 and described as Tracts 2B, 3B and 3C of the Santa Fe Estates Master Plan. The application includes variances to terrain management. (Ron Quarles)
5. **Case #M 2003-09** Plaza Entrada Master Plan and Final Development Plan Amendment. Linda Tigges, agent for John Mahoney, request an amendment to the approved master plan and final development plan for the Plaza Entrada Office Buildings to increase the total square footage. The property is located at 3009 St. Francis Drive. (Ron Quarles)

**I. BUSINESS FROM THE FLOOR****J. STAFF COMMUNICATIONS****K. MATTERS FROM THE COMMISSION****L. ADJOURNMENT****NOTES:**

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

**\*An interpreter for the hearing impaired is available through City Clerk's Office upon 5 days notice. Please call 955-6521.**